

6/1/09 - Monday, June 1, 2009

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of June 1, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, Duax, FitzGerald, Hibbard, Kayser, Pearson, Seymour

Staff Present: Messrs. Fieber, Genskow, Johnson, Noel, Tufte

The meeting was chaired by Mr. Kayser.

1. REZONING (Z-1443-09) “ TR-1 to R-1, 3455 Halsey Street

Darryl Tufte presented a request to rezone a parcel from Temporary R-1 to R-1. The subject property is located at 3455 Halsey Street. The request is consistent with the Comprehensive Plan Planned Land Use Map and adjacent single-family homes.

Mr. FitzGerald motioned to recommend approval of the rezoning. Mr. Hibbard seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-0911) “ Home Occupation, 1530 Sherwin Avenue

Darryl Tufte presented a request to allow a home occupation consisting of a dental lab at 1530 Sherwin Avenue. The request is consistent with the home occupation zoning code.

The applicant, Mark Berger of 1530 Sherwin Avenue, stated he will only be manufacturing crowns and bridges and he will be the only employee.

Mr. FitzGerald motioned to approve the conditional use permit. Mr. Hibbard seconded and the motion carried.

3. GENERAL SITE DEVELOPMENT PLAN (PZ-0903) “ Carson Park, Storage & Maintenance Facility

Phil Johnson presented a request to approve the General Site Development Plan for a park maintenance facility in Carson Park. He reviewed four possible sites, including the initial site, which was preferred by the Parks Department. He discussed the pros and cons of each site.

Mr. Seymour presented a fifth alternative behind the Chippewa Valley Museum.

Marlene Arnston, 607 Grand Avenue, stated the initial site would disrupt the quietness of that area of the park, might cause trail crossing conflicts, and that she would be willing to help ask the YMCA for a time extension to reach a decision.

Bob Schneider, 603 Lake Street, asked for more time to study locations, and suggested another site aside the Paul Bunyan Logging Camp Museum.

Jon Case, 2113 W. Mead Street, was opposed to the initial site and liked Mr. Seymour™s proposal and the third option next to the ballfield.

Mr. Seymour described the benefits of the fifth site and stated buildings should be clustered together in parks instead of being scattered.

Phil Fieber was concerned with the fifth alternative because park maintenance vehicles might cause safety conflicts with pedestrian and children activity along the internal road.

Phil Johnson stated staff could look into the merits of the fifth site.

Mr. Seymour asked staff to include a more specific drawing of site #1™s new location.

Mr. Duax motioned to have staff review sites, #2, #3, and #5 and to have the Parks and Waterways Commission review them also at their meeting in June. Mr. Hibbard seconded and the motion carried unanimously after the below amendments were made.

An amendment passed, four to three, to include site #1 in the review. An amendment passed, six to one, to remove site #3 from the original motion.

4. GENERAL SITE DEVELOPMENT PLAN (PZ-0904) “ Airport Parking Lot

Mr. Tufte presented the request to approve a site plan for expansion of the Chippewa Valley Regional Airport parking lot. A landscape plan has been submitted by the applicant that tries to follow the City™s Landscape Manual to the extent possible, without compromising safety concerns with attracting wildlife into the airport™s operation area.

Airport Manager, Charity Speich, and their consultant, Bryan Page, from Mead & Hunt, Inc., stated concerns about trees in the

operational area and that any landscape plan approved by the commission would require further Federal Aviation Administration and U.S. Department of Agriculture approval.

Jeff Husby, 518 Riverview Drive and owner of Heartland Aviation, demonstrated what happens to jet blades when birds are ingested into engine casing. He believes the airport is in good shape for aircraft wildlife concerns.

Mark Olson, 2711 Drier Road and a commissioner on the Airport Board, stressed safety must be of utmost importance at airports and the submitted landscape plan tries to strike a balance between the Landscape Manual requirements and safety concerns.

Mr. Buchanan argued not all tree species are banned from within the Airport Operational Area per the FAA advisory circulars. Therefore, the applicant should add more trees and landscaping within the parking lot that will not cause wildlife issues.

Mr. Buchanan motioned to approve an alternative landscape plan presented at the meeting. Mr. FitzGerald seconded the motion.

Commissioners discussed the lack of trees and landscaping concern. Some thought the submitted plan represented a good compromise between safety and the Landscaping Manual. Some thought the plan should include street trees along Starr Avenue. Some thought there were not enough trees included in the expansive parking lot.

Mr. Buchanan motioned to require the applicant to plant the tree difference between the two landscape plans. Motioned failed for lack of second.

Mr. FitzGerald amended the motion to approve the applicant™s landscape plan, with the added conditions of street trees along Starr Avenue, that trees are maintained, and the City Forester is consulted on selecting tree species. Mr. Pearson seconded and the motion carried. Mr. Buchanan and Mr. Hibbard voted nay.

5. STREET VACATION “ Lyden Avenue

Mr. Genskow presented a request to vacate a portion of Lyden Avenue between Cardell Road and Campus Road. The purpose of the vacation is to consolidate land parcels in the future.

Doug Olson, 1128 City View Drive, stated the vacation is to facilitate a future land parcel for Chippewa Valley Technical College. The acquired land would preserve access and views towards their campus.

Mr. FitzGerald motioned to recommend approval of the vacation and official mapping of cul-de-sac right-of-way with City Engineering conditions. Mr. Hibbard seconded and the motion carried.

6. DISCUSSION/DIRECTION

A. Exterior Lighting

This item was postponed until July.

B. Billboards on City Property

Mr. Tufte presented two options to regulate billboards on City property. The first would allow them as a conditional use permit on C-3 commercial and industrial I-1 or I-2 properties. The second option would not allow billboards period on City property.

Rich Reinhart, with Lamar Advertising, spoke in favor of the first option.

Commissioners discussed options and concluded to use the first option, along with a requirement that existing nonconforming billboards on City property be removed with expiration of their lease be drafted.

C. Code Enforcement Items

None.

D. Future Agenda Items

None.

7. MINUTES

The minutes of the meeting of May 18, 2009, were approved.

Joseph Seymour, Secretary